## Emerald Park Unit Four (REVISED)

City of El Paso — City Plan Commission — 4/5/2018

SUSU18-00014 — Major Combination

STAFF CONTACT: Vanessa Munoz, (915) 212-1644, munozvx@elpasotexas.gov

**PROPERTY OWNER:** Hunt Emeralds, LLC

**REPRESENTATIVE:** TRE & Associates, LLC

**LOCATION:** South of Eastlake and East of I-10, ETJ

ACREAGE: 33.930
VESTED: Yes
PARK FEES REQUIRED: N/A

EXCEPTION/MODIFICATION

REQUEST:

N/A The applicant is requesting the following modification request:

1.To allow for a character count greater than thirteen (13). This is being requested in order to meet a character and space count of up to twenty-one (21) letters and spaces for

the proposed street names within the subdivision.

**RELATED APPLICATIONS:** N/A **PUBLIC INPUT:** N/A

**STAFF RECOMMENDATION:** Pending Approval with conditions

**SUMMARY OF REQUEST:** The applicant proposes to subdivide 33.930 acres of land into 145 single-family residential lots and a 1.847-acre storm water pond within the City's Extraterritorial Jurisdiction. Primary access to the proposed subdivision will be provided via Horizon Boulevard and Ashford Road; however, there is no proposed direct access from Horizon Boulevard. The applicant is dedicating 16' of right-of-way along Ashford and including an 8' bicycle path within the parkway.

**SUMMARY OF RECOMMENDATION:** Planning staff's recommendation is **APPROVAL** of Emerald Park Unit Four on a major combination basis subject to the following conditions and requirements:

- Staff recommends that the City Plan Commission require the applicant landscape the rear of all double frontage lots pursuant to Section 19.16.080.D of the former subdivision code
- Include a note on the final plat stating that a temporary turnaround easement will be provided for Emerald Sun Drive and that the temporary turnaround easement be executed and referenced on the final plat prior to recordation in order to comply with Section 19.16.020.C. of the former subdivision code.

Planning staff's recommendation is **PENDING** of Emerald Park Unit Four on a major combination basis, due to the following outstanding issues:

Submittal of revised plats addressing all red lines.



### DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

The applicant is requesting the following modification request:

1. To allow for a character count greater than thirteen (13). This is being requested in order to meet a character and space count of up to twenty-one (21) letters and spaces for the proposed street names within the subdivision.

The applicant does meet the criteria under Section 19.04.170.A.3 of the former subdivision code. A-3. The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage, dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.

N/A

### RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

**CONSISTENCY WITH PLAN EL PASO:** Subject property is designated G4, Suburban (Walkable)

### GOAL 2 2

The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.

### **GOAL 2.3**:

The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking.

POLICY	DOES IT COMPLY?
2.2.2: The design of new neighborhoods	No, the applicant is only proposing single-family
and additions to existing neighborhoods	detached homes.
should strive for a mix of housing types.	
Housing types include both small and	
large single-family detached homes,	
duplexes, townhouses, multi-family	
buildings, live-work units, and accessory	
dwelling units, and include both rental	
apartments and units that can be owned	
by their occupants.	

<b>2.2.6:</b> The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.	No, the proposed subdivision will only provide single-family residential housing.
<b>2.3.2.a.:</b> New neighborhood streets should connect to the existing street network in all adjoining areas where practical.	Yes, the applicant is proposing two connections to an existing street, Ashford.

**NEIGHBORHOOD CHARACTER:** Subject property is located in the City of El Paso's extraterritorial jurisdiction and not within the path of annexation. Properties adjacent to the subject property are residential developments. The nearest school is Col. John O. Ensor Middle School (0.53 miles). The nearest park is Ranchos Del Sol (7.50 miles). The subject property is not with-in the areas of potential annexation by the City, therefore meeting the requirements to be excluded from the calculation for "Parkland / fees. "This property is not located within any Impact Fee Service Area.

**COMMENT FROM THE PUBLIC:** N/A.

### STAFF COMMENTS:

No objections to proposed subdivision.

### Pending subject to the following:

Submittal of revised plats addressing all red lines.

### **PLAT EXPIRATION:**

This application will expire on <u>April 5, 2021</u>. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

### ATTACHMENTS:

- 1. Preliminary plat
- 2. Final plat
- 3. Modification Request
- 4. Application
- 5. Department Comments



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UNIT FOUR SUBDIVISION



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(300' RIGHT OF WAY)

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DATE OF PREPARATION: DECEMBER, 2017

PRELIMINARY
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TO BE CHARGED BY THE
RECOMMENDATIONS CONCERNO
THIS PLAT MUST BE FILED BY:



# **EMERALD PARK UNIT FOUR**

A PORTION OF C.D. STEWART SURVEY NO. 320 EL PASO COUNTY, TEXAS. CONTAINING 33,930 ACRES ±

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CHANCARY   CHANCARY		-		7	5474213	113.69	9	59.86	N26'40'59"W	204"10'06"		59.87	C109	42.36	N47727'11'F	DR9"49"50"	30.00	47.04	247
CHICATION   CHIC		_		Ξ	N39'22'44"E	107.08	8	59.84	N30'51'03"W	004'10'02"		59.86	C108	26.14	\$46'54'53"E	081'36'02"	20.00	28.48	046
CHICATION   CHIC					N39'23'18'E	54.00	L7	59.63	N35'01'03"W	004'09'59"		59.65	C107	109.01	N14'28'30"W	0070734	-	109.08	8
				÷	17 /4 GCM	100.00	5	00.00	11 04 11	10.1		20.00	0	2000	000 10 10 11	0004	-	40.74	1
MICHANIN   MICHANIN				Ť	1000000		;	200	THE PARTY OF THE P	2011100		200	2	5	000000000000000000000000000000000000000	000 12 100	3	37.75	2 :
INTERVISENCY   1882   1832		1 S14:32'41'E			NS0'53'56'N	23.65	5	60.30	N43723'02'W	204.11.56		60.31	C105	177.08	W.05.25.08S	004'27'53"	2273.00	177.13	ž
		1 N15'05'29"W	111	=	NB1'42'10"E	90.93		60.70	N47-35'48'W	004"13"35"		60.71	C104	26,12	W.80,65.45N	07748'13"	20.00	27.16	242
		1 S15'06'29'E	200	Ε	NB1"33"59"E	54.00	E	59.66	N35'32'31"W	003'38'54"		-	C103	355.29	W1835'58"W	012'58'08"	1573.00	356.05	2
				÷	N81'33'59'E	63.03	2	56.43	N31'59'32'W	003'27'03"			CIGZ	30.28	N43'05'07'E	098723758	20.00	34.35	240
				÷	NO 22 00 K	34.00	-	30.76	N 24 CC 02N	10 97 500		1	cio	37.27	349 10 40 E	0704011	30.00	70.2	5
				-	1000000				10000000	1000000	-	1	2	1	2000.000	00000000	3		3
			Lengt	L.	Direction	Length	Line 4	56.34	W_C0,80,52N	XX 26'44"		- 1	C100	28.89	N35'19'35'T	D9778'41"	20.00	32.28	2
		Table	Line		able	Line Ti		91.98	N26"13"28"W	005'37'37"		92.02	660	546.71	W_65,91.0EN	036'47'53"	823.00	557.30	037
								67.65	N31'06'24'W	004'08'16"		67.67	098	400.39	N3719'28'W	025'23'27"	877.00	403.95	CE
								07.40	WIZ BI CON	AC /0 400		-	100	40.07	302.00 14 0	077 30 37	20.00	60.72	2
								67.40		10000000			8	9		-	_	3	2
								67.30	W-6C, 12.6EN	004'06'58"			696	177.14	\$80'26'10'W	004'21'45"	-	177.18	ş
								67.10	N452815W	004'06'14"		67.11	095	31.02	N31'46'02"E	101.42,03	20.00	35.50	8
								20.90	N46'09'43'W	001"16'41"		20.90	094	17.49	N36'02'02"W	033'54'05"	30.00	17.75	032
Genomin   Geno								154.12	N42'05'01"W	009'26'06"		154.30	093	139.97	S36'55'00'W	177'48'09"	70.00	217.23	2
Georgeous   Section   Se								90.15	M 07 CC 06N	44 00 000			760	17.44	3/20/30 6	035 54 65	50.00	17.70	20
Genomono   Marchane   Marchane			t	1		100000000000000000000000000000000000000		60 13	MCOC, EX. CO.	, r r, 33 at 00	- 1		283	17.40	3,03,00,02	20,732.20	3	1775	3
	424.86	W.02, 484,M		028-86.4	850.00	429.4	0151	59 97	W. P.S. C.E. PPN	.40,554.02.		59 98	2	11.50	Mg8.18.16.m	"CC, E.E. I UU	427.00	11.65	2
Georgeous   Section   Se	575.93	0'42'52"W		039'36'19	850.00	587.58	C150	60.27	N40'42'12"W	003'56'17"		60.28	290	28.29	N4727'46"E	090'01'14"	20.00	31,42	C28
	607.57	4.52,29,M		015'10'47	2300.00	609.3	C149	60.11	N36'46'13"W	003'55'40"		60.12	089	28.28	N42'32'14'W	089"58"46"	20.00	31.41	027
	337.43	8"15'59"W		00824'48	2300.00	337.7	C148	60.10	W, PC, 05, ZEN	003"55"36"		60.11	CB8	28.29	54727'49'W	*90,10,060	20.00	31.42	C28
Georgeoid   Section   Se	271.46	0'40'35'W		006455	2300.00	271.6	C147	60.09	N28'54'57'W	003'55'36"		60.10	087	28.29	N472746'E	090'01'14"	20.00	31.42	625
Genomotic   Mescatyste   Earlie   Casa   C	07.00	W 60 00 0	T	2000	100,000	00.00	1	40.2	W 17 70 07 W	47 54 700		13.6	100	20200	3 11 70 740	00000	20.00	41.41	47
	9	enon's order		2000	10000	0 1	2	2		-			2	30 1	2,11,02,010	DOOR OF A	3	1	3
Genomono   Mescatyste   Earlie   Casa   Ca	361.39	2'35'56"W		012'58'05	1800.00	362 1	0145	100.09	\$79°29'14"W	002:27:52"			085	28.28	N42'32'14'W	089'58'46"	20.00	31.41	623
	184.23	9'35'39"W	-	006'57'34	1600.00	194.3	C144	77.08	581'40'06"W	001.22,23,		77.09	084	28,29	S4727'49'W	090"01"06"	20.00	31.42	022
Genomic   Mescatyste   Earlie   Cast   Cas	167.74	604'43"W		006'00'3	1600.00	167.8	C143	37.06	\$37'38'02"E	030'42'04"		37.51	CBC	17.49	S14'29'46"E	033'54'05"	30.00	17.75	021
Georgeoid   Section   Se	10.56	M.61.81.8	T	001'33'2	1	10.66	C142	42.78	3.05.6Z.40S	035'34'59"		43.47	CBZ	137.34	N472271'E	157'37'58"	-	192.59	020
Genomic   Mescatyste   Earlie   Cast   Cas	90.00	M ZD BD G	T	4 97 CDO		20.00	0141	42.70	331 U5 29 W	AC 80.000		43.47	8	17.49	N/G400I W	00 40 000	+	17.75	5
Georgeoid   Section   Se	00.10	0.0042.11		000270	900.000	00.11		46.70	3007020	20 00 00		1001	1	1920	00 to 00 to	02 02 620		1970	2
	36.38	Macris 2.0		2,702.00	007700	55.77	2	40 78	W.00, 07-503	OZ6:34'EO'		43.47	200	16.76	074'00'80'N	**************************************	_	15.61	2
Georgeoid   Section   Se	56,43	1.25,35,M		003'27'03	937.00	56.43	C139	48.29	N75'21'29"W	040"21"06"		49.30	C79	132,58	\$49"18"48"E	142'31'22"	70.00	174.12	017
	59.66	5'32'31"W		00338'54	937.00	59.67	C138	4.76	S59'44'03"E	009'06'16"		4.77	C78	27.67	N54'40'22"W	087-31'19"	20.00	30.55	25
GORDOTO   MARCASON   11.55   CEA	154-12	2'05'01"W		009'26'06	937.00	154.3	0137	12.58	\$76'41'06"E	024'47'49"		12.98	077	194.23	M_65,92.60N	008'57'34"	1600.00	194.35	C15
George   Message   Messa	91.98	61328W	t	005373	937.00	92.02	5136	2.30	W.15.91.00S	0042531		2.30	0/6	15/./4	N1604-43 W	008'00'34"			2
GORGANGE   MARCASSYNE   28.28   28.28   28.29   28.2		and all and and	Ť					3		and the state of			1	1000		one contract			2
Georgeoid   Marchany   Marchany	67.65	1.06,54.m	7	004:08'16	937.00	67.67	6135	15.28	\$18.41.31.5	029:30'34"		15.45	C75	271.46	SIG(40'35'W	0054558			2
	67.30	9'21'39"W		004'06'58	937.00	67.31	0134	48.57	N11'08'53"W	040"35"50"		49.60	C74	337.43	S88'15'59'W	008'24'48"	2300.00	337.73	012
	67.48	5'14'21"W		004'07'39	937.00	67.50	C133	46.85	N28"42"04"E	039'06'04"		47.77	C73	424.88	N36'02'38'W	028'56'47"	850.00	429.43	23
00070307   19823597E   22.88   23.9   23.1   23.0   01.132   27.0   27.0	67.10	3'28'15'W	Г	004'06'14	937.00	67.11	0132	52.48	N70'16'06"E	044"02"00"		53,80	C72	157.90	N16714'28'W	010'39'32"	850.00	158.13	210
00700000   18923597E   22.26   23.5	20.90	6'09'43"W		001.16.4	937.00	20.90	C131	40.82	570'45'51"E	033'54'06"		41.42	C71	607.57	S84'52'59'W	015'10'47"		608.35	8
00707007   19073797E   22.00   23.00	60.13	8'33'20'W	T	003554	877.00	60.14	0130	1.77	NB9'24'22"W	003'22'57"		1.77	070	87.85	W.65.90.98S	0123635		88.03	8
00070000   00070000   0007000   0007000   0007000   0007000   0007000   00070000   00070000   00070000   00070000   0007000000   000700000   000700000   00070000   000700000000	59.97	4.37.54°W	t	003 56:0	877.00	59.98	C129	16.97	875'S1'18'W	032'51'36"		17.21	069	361.39	N12'35'56'W	012'58'08"		362.16	67
	60.27	0'42'12"W	Т	003 56 1	877.00	60.28	C128	46.76	N78'56'07"E	038'01'12"		47.67	CB8	10.26	N8818197W	001'33'22"		10.86	C6
00070000   19023597E   22.00   22.01		040.040	T	400000	077,00	00.12	0.27	00.00	3 40 60 605	74 Ot the	- 1	5	100	100	W DC 70 00W	(4.00.020	000.00	1	
06070707   NPEXYSPE   28.28	60.10	2000	T	000000	877.00	60 13	7000	22.23	2 54.47 (00	CA OF USO		2 7	2 6	200,000	Managers	002.00			2 :
GROTOTOTO   MARXINGTE   28.28   CAS   10.13   27.500   DIVINIZE   MARKENINAM   COLUMN   CAS	60 10	M.P., US.C.	1	S0.488.48	877.00	6011	2126	68 64	3,07,76,203	088'A 7'08'	-	71 74	2	209.68	WLCS, ST. SSRN	00238.10			2
06900000' NJ653597E 28.68 C83 10.13 373.00 00133727' NB518198W 10.13 C123 10.0.10 2027.00 00227527' S7828147W 10.13 C123 C123 10.0.10 2027.00 00227527' S7828147W 10.13 C123 C123 C123 C123 C123 C123 C123 C1	60.09	8'54'57"W	Т	00355'36	877.00	-	0125	16.97	N05'31'05"E	032'51'36"		17.21	283	11.55	N50'06'43'W	000'46'14	2.1	11.55	2
080700'00" N36733'59"E 28.28 C63 10.13 373.00 D01'33'22" N88718'19"W 10.13 C123 100.10 2327.00 D0227'52" S78'28'14"W	43.21	5'32'27"W		002'49'24	877.00		C124	49.15	\$35.55,00,M	110'00'00"			064	26.13	S49"13"01"E	081'33'59"	20.00	28.47	22
	100.09	9'29'14'W		0022752	2327.00		C123	10.13	NB6'18'19"W	001'33'22"			CBS	28.28	N36'33'59'E	090'00'00"	20.00	31.42	61
DELIA CHORD DIRECTION CHORD LENGTH CURVE # LENGTH RADIUS DELIA CHORD DIRECTION CHORD LENGTH CURVE # LENGTH RADIUS DELIA CHORD DIRECTION	ORD LENGT			DELTA	RADIUS	+ LENGT	Curve t	CHORD LENGTH			RADIUS	LENGTH	Curve #	CHORD LENGTH	CHORD DIRECTION		RADIUS	LENGTH	Curve #
CHORD DIRECTION CHORD LENGTH CURVE # LENGTH RADIUS DELTA CHORD DIRECTION CHORD LENGTH CURVE # LENGTH RADIUS	ORD LENGTH		#	DELTA C+	RADIUS	LENGT	Curve #	CHORD LENGTH	ORD DIRECTION	<del>5</del>	RADIUS	LENGTH	Curve #	CHORD LENGTH	CHORD DIRECTION		DELTA		LENGTH RADIUS DELT
			Toble	Curve					36	Curve Tob									

DESCRIPTION OF A LIGHLAGE TRACT RELAKED STRIKET AND RECEIVED AN THE CLEATERNAME SHEVEY NO. 25. NO. 25.

THRACE N 1645/1955" W, for a distance of 7.56 flect to a 5% instrict and with eap distripted "ZWA" set for combast current of the Review described treatend the PDINT OF REGINNING;

HHENCE over and somes C.D. Stemen Survey No. 320 with the west and north lines of the turnin identified trees, the follows: 18) recurrent and distances:

N 01935WF W, for a finance of 195.07 feet to a 558 leach iron rod with my stamped "ZWA" set.

5) thing said our mo the Jeft, Lawing as are length of 18.47 feet, a radius of 20.00 feet, a deta majo of \$1°33759°, with a feet 17 feet is, for a chard defined of 20.43 feet to a 5% inch ison and with cup samped "XVV" see,

8) N 04734917 W; for a distance of 231,10 feet to a 28 leach iron rod with sup-rhanged "ZWA" set, 9) N 24737127 W; for a distance of 201,47 feet to a 58 leach iron rod with sup-rhanged "ZWA" set,

X 34\*25\*4° W, for a distance of 259.02 feet to a 3/8 into incorn of with cap stamped "AWA";
 X 50\*55\*56° W, for a distance of 23.65 feet on a 5/8 into incornd with cap stamped "AWA" sec

letures of 167.69 feet to a 5/2 inch im

S 42°42°13" K, for a distance of 113,49 Rect to a 5% inch iron red with any stamped "ZWA" set;

THENCE S 03°27'49" W, for a distance of 1171.93 feet to the FOINT Of BEGINNING, and consisting more less 30.900 event of land.

COMMENSING at a point of the seadoust corner of said CLD. Scenard Sharing Vol. 2011, belog also the studiests corner of the Vol. Keard Sharing No. 2.75, belog then the serferond corner of the CLD. Second Sharing No. 271 and Shang the confinued corner of CLD. Second Sharing No. 272, belog the confinued corner of CLD. Second Sharing No. 272,

THERY'E IN MOTION W. Die distance of 1964 Ret is a 5% heli om out with appearped "ZWA" set is the beginning of a serve to the late.

2)N 8F3N 9F\*W, for a distance of \$4.01 feet to a 5% lock from not with cap stamped "ZWA" set.
3)N 8F5N 9F\*E, for a distance of \$4.00 feet to a 5% lock from not with cap attamped "ZWA" set at the ) thing said curve to the left, having an use length of \$1.43 feet, a radius of \$0.60 feet, a delta engle of \$99000°, with a chard bearing of N \$673750° E, for a chard drimes of \$2.38 feet to a \$78 inch from red with app samped "ZWA" set;

13) Yald-FFF, for a chance of Ball does to a 50 indo into not winking damped "VVA" was a correspond to left, 13) I stop and orme to the left, being as an ingli of 31 does for, a radius of ELEB for, a foliate page of greater—with a cloud belong of N SPMS CVFF in a conditionation of TLES for in a fine leve not found a post page VAFF.

HENCE store sid come to the left, basing as we lead of 200.70 flow, a notice of 4611.72 flow, a data angle of 1624/19°, with a their basing of N BF 1957° W, for a chief distance of 200.48 feet to a 5/8 inch inter red with top stronged "ZWA" set; HINCE X 87°42'56' W, for a distance of 962.27 feet to a 5% inch iron and with cap samped "ZWA" are at the souther near described tract:

7) N 81°42°10°° E, for a distance of 94.93 feet to a 5.8 inch iron red with cap samped "ZWA" see,

YERTICAL DATUM:

WHITCAL DATUM:

WHITCAL DATUM IS ROUTO ON WEST TEACH APPOINT REPERRICE POINT TROAK (MES PIO NO.

WHITCAL DATUM IS ROUTO ON WEST TEACH APPOINT REPERRICE POINT TROAK (MES PIO NO.

BENCH WARK LET.

17) N 1911/PBF R, for a distance of 164-50 feet to a 50 inch iron sed with oap stamped "ZNA" set for the nonlineal centar of the heavil opening inject. 8) 8 86/97-67: E. Br a disease of 1190.15 feet to a 5% high irea not wisk one stemped "ZWA" (c) as to contross havels described trest and being on the west line of Autions around 60 feet wish of way;

# **EMERALD PARK UNIT FOUR**

A PORTION OF C.D. STEWART SURVEY NO. 320 EL PASO COUNTY, TEXAS. CONTAINING 33,930 ACRES ±

A CAMPA CONTRACTOR OF THE CONTRACTOR OT THE CONTRACTOR OF THE CONTRACTOR OF THE CONTRACTOR OF THE CONT ERLANDES BASES.
THE DEARNES SHAME HEREWA ARE BASED ON THE TEXAS STATE FLAME COORDINATE STREAM.
TOUGH CENTUM, EDIE, MUCES (5) (1) (1) (4) THE REARNESS SHAW ARE BOD DEARNESS, THEY
COORDINATES REVEL SHAWESOOD THAN ARTHROUGH FROM THE AREA THEY
COMMITTED STATE OLDSWARDS). (TOP 11/28/10/55/TV) COMMITTED STATE FACTOR OLDSWARDS.
ALL SHAWES, SHAWE AND SHAWES DEARNESS AND STATES.

P	Parcel Table	ble	29	Parcel Table	olo	,	Parcel Table	bla	Pa	Parcel Table	Sie
BLOCK # LOT #	LOT #	AREA	вгоск ₽ гот ≱	LOT #	AREA	ВГОСК № ГОТ #	F LOT	AREA	вгоск ≱ гот ≇	LOT #	AREA
7	26	6815.84	8	8	11,1688	10	4	7207.84	12	6	8041.94
7	25	6996.95	æ	cn	8845.07	10	u	7900.03	12	Çī	6054.92
7	24	8380.35	œ	4	8856.01	10	2	8673.63	12	*	6042.53
7	23	6538.80	00	GI	8866.94	10	-	10064.55	12	s.	6190.05
7	13	6052.00	cs	N	8877.88	10	2	10144.72	12	ю	6335.64
7	21	6650.61	CO	-	11218.72	10	20	7783.69	12	1	6433.13
7	20	7859.13	9	18	6574.38	10	19	6612.00			
7	19	16334.56	٥	17	85.5009	10	18	8609.90			

	BLOCK ∯	on	ÇI	ÇII	(n	ÇA	ca	On	ŋ	Çī	ÇII	U	cn	u	U	D)	(J)	ÇII	O)	(J)	Ç1	O1	(J)	(II	UI	U	U	(Ja	6	6	6	6	7	7	7	7
Parcel Table	LOT &	27	26	25	24	23	23	21	20	19	18	17	16	ď	<b>‡</b>	ü	11	10	٥	10	7	o	U	4	CH	N	_	12	4	u	2	1	30	29	28	27
ble	AREA	8729.93	6433.84	6436.17	6434.07	6434.19	6432.09	6434,42	6436.75	6432.39	7122.83	11489.46	12858.50	7509.54	6659.15	6719.75	6765.00	6765.00	6765.00	6765.00	6765.00	6765.00	6765.00	6765.00	6765.06	8228.91	80439.40	6764.91	6730.06	8433.24	6433.36	6728.93	6577.00	6273.08	6417.41	6619.70
P	BLOCK #	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	œ	00	co	CO	8	01	01	00	00
Parcel Table	LOT 🍕	26	25	24	23	B	21	20	19	18	17	18	15	<b>‡</b>	13	100	11	10	۰	ю	7	O)	55		Cu	N	_	ŭ	14	ü	12	11	10	9	D0	7
ble	AREA	6815.84	6996.95	6380.35	6538.80	6052.00	6650.61	7859.13	16334.56	21003.81	10827.12	6285.54	6469.02	6378.47	6325.40	6295.61	6265.82	6236.03	6206.24	6176.44	6146.65	6116.88	6087.07	6057.28	6027.49	5996.10	6423.29	7926.03	6639.25	5995.00	5995.00	5995.00	5995.00	5995.00	6345.16	8659.99
,	вгоск в	œ	8	as	00	co	CO	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	10	10	10	10	10	10	10	10	10	10	6
Parcel Table	LOT #	œ	ca		Си	N	-	ī	17	16	15	7	13	13	=	5	9	œ	7	6	C#	4	ы	2	1	15	<b>.</b>	ü	12	Ξ	10	9	8	7	6	Ľ,
bio	AREA	8834,14	8845.07	8856.01	8866.94	8877.88	11218.72	6574.38	6093.36	59B4.B2	5965.90	6037.82	6175.11	6201.01	6201.01	6201.01	6447.43	8044.44	8231.66	8232.89	8234.12	8235.36	8236.59	9166.53	10108.17	6612.00	6612.00	6612.00	6612.00	6638.14	6640.10	6612.00	6612.00	6612.00	6612.04	6632.79
,	BLOCK #	10	10	10	10	10	10	10	10	10	10	3	11	:	:	=	::	-1	==	=	11	11	=	:	11	:	=	=	11	12	12	12	12	12	12	12
Parcel Table	LOT #	*	3	2	_	2	20	19	18	17	16	5	17	16	5	4	13	12	Ξ	10	8	00	7	a	cs.		ы	N	-	13	12	11	10	10	120	7
bla	AREA	7207.84	7900.03	8673.63	10064.55	10144.72	7783.69	6612.00	6609.90	6814.10	6612.00	8038.83	6118.85	6262.17	6441.60	6562.13	7150.26	6629.90	6575.70	7813.55	8548.75	6785.08	8812.93	7018.18	6201.71	6091.09	6485.08	6465.46	6583.48	5931.42	6221.30	8478.71	8557.05	6490.39	6463.59	6487.53
9	BLOCK ≰	12	12	12	12	12	12																													
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SHEET 2 OF 2

DATE OF PREPARATION: DECEMBER, 2017

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ROBERTO S. ROMERO TEXAS LICENSE 114517 3/9/2018



MAP OF WATER AND WASTEWATER SYSTEMS
DE SISTEMAS DE AGUA POTABLE Y SANEAMIENTO

# EMERALD PARK UNIT FOUR

DRAINAGE REPORT BY ROBERTO S. ROMERO, P.E.

# DISTRIBUCIÓN DE AGUA: DESCRIPCION, COSTOS Y FECHA DE INICIO DE OPERACIONES

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MAPA DEL SISTEMA DE DESAGÜE



Engineering Solutions

April 4, 2018

Via Hand Delivery

Mr. Nelson Ortiz Planning and Inspections Department City of El Paso 811 Texas Avenue El Paso, Texas 79901

Re:

Emerald Park Unit Four Modification Requests TRE No.: 1502-11528-14

Dear Mr. Ortiz:

On behalf of Hunt Emeralds, LLC, TRE & Associates, LLC is respectfully requesting a modification from the maximum characters for a street name as follows:

· Exception for Street Names - Maximum of Thirteen (13) Letters and Spaces

We are asking for a modification request from the maximum characters allowed for a street name referenced in Section 19.16.040.A.2.d to allow for a character count greater than thirteen (13). This exception is being requested in order to meet a character and space count of up to twenty-one (21) letters and spaces for the proposed street names within the subdivision.

We respectfully request the above mentioned modification and exception request to the roadway standards. Should you have any questions or need any additional information, please do not hesitate to contact me or Robert Romero, P.E. at 915-852-9093.

Sincerely,

TRE & ASSOCIATES, LLC

Alex Valenzuela

AV:rr

Cc: TRE & Associates, LLC - File

110 Mesa Park Drive, Ste. 200 El Paso, Texas 79912 P (915) 852-9093 F (915) 629-8506 6101 W. Courtyard Drive, Bldg. One, Ste. 100 Austin, Texas 78730 P (512) 358-4049 F (512) 366-537www.tr-eng.com TBPE Firm No. 13987



## CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 12/07/2017	— EMERALD PARK UNI	FILE NO. SUSUI8 - 00014
Legal description for the	area included on this plat (I	ract, Block, Grant, etc.)
A PORTION OF C.D. ST	EWARD SURVEY NO. 320 E	L PASO COUNTY, TEXAS. CONTAINING 33.930 ACRES +
Property Land Uses:		
	ACRES SITES	ACRES SITES
Single-family	23.745 145	Office
Duplex		Street & Alley 8.338
Apartment		Ponding & Drainage 1.847
Mobile Home		Institutional
P.U.D.		Other (specify below)
Park		
School		
Commercial		Total No. Sites145
Industrial		Total (Gross) Acreage 33.930 +/-
		rty? N/A Proposed zoning? N/A
Will the residential sites, existing residential zone(s		ment in full compliance with all zoning requirements of th
What type of utility easen	ments are proposed: Underg	ground Overhead Combination of Both_X_
	proposed? (If applicable, lis STEM CONVEYING RUNO	t nore than one) PTO RETENTION POND
Are special public improv	vements proposed in connec	tion with development? Yes NoX
Is a modification or except fanswer is "Yes", please	ption of any portion of the S explain the nature of the m	ubdivision Ordinance proposed? Yes No odification or exception
Remarks and/or explanati	ion of special circumstances	N/A
Improvement Plans su	ubmitted? Yes_	X No
Will the proposed subdivi	ision require the city to revi	ew and decide whether this application is subject to the star
in effect prior to the effec	tive date of the current appli	cable standards? Yes X No No

City Development Department 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890| (915) 212-0085

12.	Owner of record HUNT EMERALDS, LLC (Name & Address)	4401 NORTH MESA ST., HI, PASO, TX 79912 (Zip)	(915) 533-1122 . (Phone)
13.	Developer_HUNT MISSION RIDGE_LLC_ (Name & Address)	4401 NORTH MESA ST., EL PASO, TX 79912 (Zip)	(915) 533-1122. (Phone)
14.	Engineer_TRE & ASSOCIATES, LLC (Name & Address)	110 MESA PARK DRIVE SUITE 200, EL PASO 75912	(915) 852-9093. lds, ecc
	*Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.	OWNER SIGNATURE REPRESENTATIVE:	Prosident

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 (915) 212-0085

### PLANNING AND INSPECTION DEPARTMENT - PLANNING:

Planning staff's recommendation is **APPROVAL** of Emerald Park Unit Four on a major combination basis subject to the following condition and requirement:

- Staff recommends that the City Plan Commission require the applicant landscape the rear of all double frontage lots pursuant to Section 19.16.080.D of the former subdivision code.
- Include a note on the final plat stating that a temporary turnaround easement will be provided for Emerald Sun Drive and that the temporary turnaround easement be executed and referenced on the final plat prior to recordation in order to comply with Section 19.16.020.C. of the former subdivision code.

Planning staff's recommendation is **PENDING** of Emerald Park Unit Four on a major combination basis, subject to the following:

Submittal of revised plats addressing all red lines.

Developer/Engineer shall address the following comments:

- Submit to the Planning & Inspections Department Planning Division the following prior to recording of the subdivision:
  - a: Current certificate tax certificate(s)
  - b: Current proof of ownership.
  - c: Release of access document, if applicable.
  - d: Set of restrictive covenants, if applicable.
- Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
- Revise note number 19 to Lot 1.

### PLANNING AND INSPECTION DEPARTMENT - LAND DEVELOPMENT:

We have reviewed subject plats and recommend **Approval**, no objections to proposed plat.

### **CAPITAL IMPROVEMENTS DEPARTMENT - PARKS:**

We have reviewed <u>Emerald Park Unit Four</u>, a major combination plat map, and on behalf of CID Parks Planning Division we offer Applicant / Engineer the following comments:

Please note that this is a Residential subdivision composed of <u>145</u> residential lots and does not include any "Parkland" in the form of parks, trails, and or open space; Per City Standards **a total** of **1.45** acres of "Parkland" would have been required however.....

This subdivision is located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area but not with-in the areas of potential annexation by the City, therefore meeting the requirements to be excluded from the calculation for "Parkland / fees" as IT IS NOT identified on the official map as described per ordinance Title 19 – Subdivision & Development Plats, Chapter 19.20 - Parks & Open Space as noted below:

### Section 19.20.020 - Dedication Required

**A. Dedication Required.** All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

### **EL PASO WATER:**

EPWater does not object to this request.

The proposed subdivision is located within the East El Paso Extraterritorial Jurisdiction (ETJ) within one of the Paseo Del Este Municipal Utility Districts (MUDs) service area. The Paseo Del Este MUD receives wholesale water and wastewater service from the El Paso Water – Public Service Board (EPWater-PSB) in accordance with the Paseo del Este Wholesale Contract and EPWater-PSB Rules and Regulations No. 11.

### **CENTRAL APPRAISAL DISTRICT:**

No objections.

### **EL PASO COUNTY:**

The additional ROW is consistent with the adjacent subdivision. It is our understanding that the extra ROW will be landscaped with a hike and bike trail within it and the Paseo Del Este MUD will be maintaining the landscaping. Therefore, we are requesting the landscape easement per the interlocal agreement between the County and PDEMUD be shown on the plat.

Address red lines on plat regarding the radius and double frontage lots.

### CITY OF HORIZON:

We have the following comments:

- 1. It is suggested that drainage calculations for both Emerald Crystal Drive and Emerald Ranch Lane be provided as the preliminary plat indicates that runoff will be drained onto Ashford Street and will ultimately enter Horizon Boulevard which is a TXDOT facility.
- 2. With Ashford providing the only points of ingress and egress, there will likely be a significant impact to the amount of traffic along Ashford and at its intersection with Horizon Boulevard. The traffic signal timing may need to be adjusted to account for this and there may be additional impacts to the timing of other signals along Horizon Boulevard.